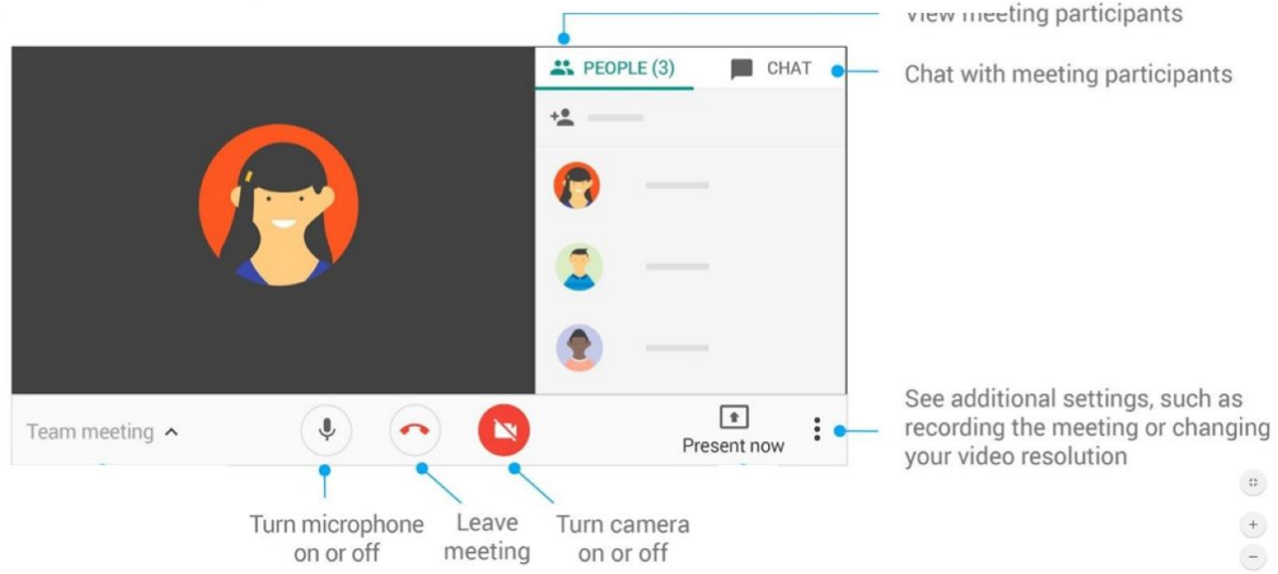


INDUSTRIAL REVITALIZATION FUND
PLANNING GRANTS FY23
HOW TO APPLY WORKSHOP

To Participate: Please stay muted and use the in-meeting chat to ask questions. Thank you.



AGENDA

1. ARPA / IRF OVERVIEW
2. ELIGIBLE APPLICANTS
3. SCORING & AWARDS
4. APPLICATIONS
5. QUESTION & ANSWER





Industrial Revitalization Fund Snapshot:

WHAT: Funding for the rehabilitation of large-scale derelict structures no longer suited for their original purpose

WHY: To catalyze revitalization by eliminating blight through market-driven redevelopment

HOW: Grants or Loans of up to \$600,000

WHEN: FY23 Application Deadline of July 29, 2022

WHO: Local Government (can be on behalf of non-profit or for-profit)





American Rescue Plan Act Snapshot:

WHAT: Grant funding in response to the Covid-19 pandemic

WHY: To help assist small businesses and local economies recover from pandemic-related hardships

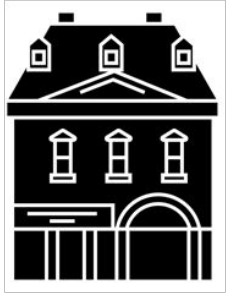
HOW: Grants or Loans of up to \$5,000,000

WHEN: FY23 Application Deadline of July 29, 2022

WHO: Local Government (can be on behalf of non-profit or for-profit)



Since its inception in 2012, the Industrial Revitalization Fund has:



assisted
38 projects
across Virginia



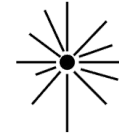
generating over
\$121 million in
public and private
investment



resulting in the
creation of more
than **485 jobs**



The intent of the IRF program is to fund **shovel-ready projects** that will act as a catalyst to **spark additional private investment and job creation** in distressed areas that have been targeted for economic development and community revitalization as part of a larger economic restructuring or economic development strategy.



IRF Planning Grants

The success of the IRF program over the past nine years, as well as the need to support COVID-impacted industries, communities, and people, has led to additional funding through the **American Rescue Plan Act**.

As an initial step with the additional ARPA funding for the IRF program, **planning grants will be available to help bolster early stage projects**, enabling feasibility studies and other planning-related activities for potential IRF applicants later in the year.

IRF Planning Grants

The planning grant round will be limited to **\$1,000,000 in total funding** and will be used to support the development of projects that can be considered for future rounds of IRF funding.

Award amounts will be based on expressed project needs, with no project receiving an award exceeding **\$100,000**.



FY23 Timeline -●-●-●-●-▶

January 5, 2022: IRF Planning Grant Applications Open in CAMs

February 11, 2022: IRF Planning Grant Application Deadline

Late February 2022: Awardees are Notified

March 1 - July 1, 2022: IRF Planning Grant Implementation Period

April 4, 2022: IRF Full Grant How to Apply Presentation

May 2, 2022: IRF Full Grant Applications Open in CAMs

July 29, 2021: IRF Full Grant Applications Deadline

Properties

The program is targeted toward **vacant and deteriorated** properties whose poor condition creates a notion of physical and economic blight in the surrounding area, and often is a deterrent to surrounding development.

ELIGIBLE

Manufacturing	Department Stores
Warehousing	Theaters
Mining	Hotels
Transportation	Shopping Centers
Power Production	School Buildings



INELIGIBLE

Solely residential

Greenfield sites

For mixed-use properties, as long as **30% of the project is commercial** it is eligible.

Applicants

Only local governments (cities, counties, or towns), and regional or local economic or industrial development authorities may submit applications for IRF Planning Grants.



A unit of local government may apply directly for funding to use on publicly owned property **OR** on behalf of a for-profit or non-profit entity for privately owned property.

Localities may designate a redevelopment authority or another similar organization as an agent for project implementation and administration.



Allowable Activities

- ☐ Survey of vacant and blighted structures that identifies and prioritizes a handful of key properties that would be IRF potential projects
- ☐ Code and zoning assessment
- ☐ Building programming: identification of highest and best use
- ☐ Building surveys
- ☐ Proforma development
- ☐ Construction budget development
- ☐ Preliminary design concepts and basic rendering sketches
- ☐ Professional market demand study for proposed new building use
- ☐ Structural, lead hazard assessments or other assessments designed to ensure safe and healthy environments for future uses
- ☐ Assessment of all available incentives and tax credits
- ☐ Letters of Intent (LOIs) for Historic Tax Credit investors, where applicable or available
- ☐ Financing plan
- ☐ Identification of tenants or end users

Match

No match is required for Planning Grants; however, it may be necessary to secure additional leverage funding from other resources in order to meet all components needed to determine feasibility and full assessment of the property.

Audits

All applicants must comply with DHCD's financial auditing requirements by uploading a copy of the organization's W-9 and a copy of the organization's most recent audit or financial statements, as applicable, to CAMS with the grant application. See the [DHCD audit policy](#) for more information.



Scoring

Grant proposals are awarded on a **competitive basis** and will be reviewed in late February 2022. Grant funds are limited and only those proposals exceeding the **minimum 70-point threshold** will be considered for funding.

Project's Relationship to IRF / ARPA Goals	15%
Likelihood of Future Development	30%
Impact of the Building on Surrounding Area	25%
Project Readiness / Team Capacity	20%
Realistic Work Plan	10%
Total	100%



Grant Payment

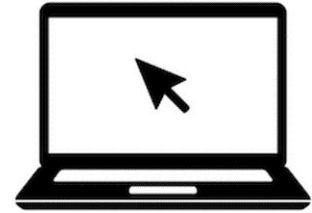
Funding will be reimbursed on a performance basis. Upon notification of a planning grant, the locality and DHCD will negotiate a **Memorandum of Understanding** outlining the activities that can be covered by the funding. Remittances will be processed through CAMs, with DHCD reviewing and approving expenses then issuing a reimbursement.



If a planning grant is awarded, DHCD reserves the right to end funding at any point should the project prove nonviable. This includes, but is not limited to, lack of progress in conformance with the approved Memorandum of Understanding.

Start Application

Once your organization has been registered, you may log in with your username and password and select the **“Applications and Programs”** option. From this page, select the **“Apply”** option and select **“Industrial Revitalization Fund Planning Grant”** from the dropdown menu. A description of the program will appear. Click the **“Apply”** button next to the pencil icon to begin an application.



As you complete the application, **be sure to save each page**. You have the option to close out of CAMS and return to the application at any time until the application is submitted or the deadline has passed.

The application in CAMS will require the organization to complete each tab:



1. **Project Information:** Include the primary point of contact and location of the project.



2. **Project Budget:** Complete budget information, including grant requested funding and any match funding, if applicable. Within the budget narrative space, describe how the budget was derived and sources of other funding.



3. **Narrative Information:** Answer narrative questions related to the project, timeline, budget and outcomes



4. **Attachments:** Upload multiple supporting documents as attachments

5. **Additional Information:** This is not required, but if you have additional information to describe or share that was not requested in the application, please include it here.

Narrative Questions

- 1.** Provide a description of the property or properties. Confirm if your project is in a [Qualified Census Tract](#) (QCT), and if not, provide the Distress Score (see Exhibit A). Include the locations, any historic uses and the current uses. Briefly describe the future plan and vision for the property. Include the locations, any historic uses and the current uses. Briefly describe the future plan and vision for the property.
- 2.** Explain how this project specifically seeks to remedy certain community needs created or exacerbated by the COVID-19 pandemic. Describe how the project will support individuals, communities, or industries that faced disproportionate public health or economic impacts from the pandemic. Include information on the end-user or proposed end-user, if available.
- 3.** Identify any threats and opportunities posed by the property or properties to the ongoing revitalization of the community and what effect redevelopment will have on the overall area.



Narrative Questions

4. Discuss current property ownership and willingness of the current property owner or owners to facilitate a planning grant and the potential future redevelopment of the property.
5. Briefly describe who will be working on implementing the planning grant and their experience in this area.
6. Discuss how the local and regional developer community, as well as property owners, will be engaged as a part of this project.



Attachments

Project Work Plan:

Provide an effective and appropriate work plan for the project that includes tasks, responsible individuals, timeline, and budget.

IRF Planning Grants
PROPOSED PROJECT WORK PLAN

Task / Activity	Person Responsible	Start Date	End Date	Cost	Outcome / Product

Attachments

Budget/Cost Estimates/Leverage Documentation:

Project Budget: Provide a project budget that includes all project related line items for expenditures and all project related line items for funding sources.

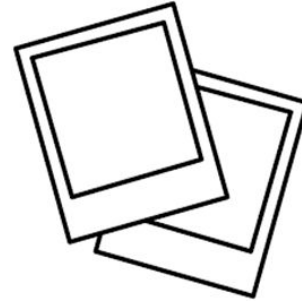
Explanation of Cost Estimates: Provide detailed information on the source of the cost estimates and the date the estimates were received.

Leverage Verification (*not required*): Provide verification of leverage funds including contracts, Memorandums of Understanding/Agreements, award letters, and other documentation that confirms the commitment of other resources for the project.

Attachments

Visual Documentation:

Upload any photographs of the building and a map showing the condition and location of the property.

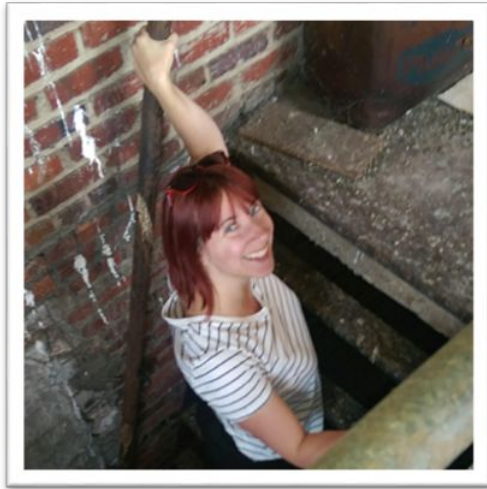


Plans / Studies:

Submit any studies or additional background information that have already been completed on the property.



Any Questions?



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